



Professional Association of Self-Caterers UK
SHORT EASTER NEWSLETTER
2 April 2024 Issue 205



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COMMENTARY

There is a new FHL Petition to sign. We need 10,000 signatures.
Here's the link: <https://petition.parliament.uk/petitions/658866>

The full report on FHL can be found below.

Next week's Newsletter will include an update on Open Plan Guidance, post a meeting with the Home Office.

We will also include an update on the new Grading Scheme and updated Quality Schemes from Visit England and the AA.

We have though fallen behind on many emails due to the amount of work on FHL and will endeavour to catch up as soon as possible, our apologies.

As always, any questions please let us know. Best regards

Alistair

ABOLITION OF FHL ALLOWANCES UPDATE 2 APRIL

For previous updates see past newsletters here: <https://www.pascuk.co.uk/newsletters/general-newsletters/>

MAINTAIN THE PRESSURE

1/ Sign this New Petition

Please take part in this new Petition. It has not been launched by PASC UK, but we are supporting it fully and it has already gained nearly 700 signatures towards a target of 10,000. Upon hitting that target the Government is obliged to respond to the petition.

- Sign the petition. Here's the link: <https://petition.parliament.uk/petitions/658866>
- Share the petition with your friends, family, and anyone you know who supports your business.
- Share the petition across social media.

2/ Write again to your MP

If you have not written to your MP yet, here's the link to do so: <https://pascuk.eaction.online/FHL>

Almost 15,000 of you have already written to your MPs using the PASC UK iparl link. This a truly astonishing result and huge thanks to all that have supported this and been spreading the word.

As it is continuing to grow, we are keeping it open for a while longer.

You will all have received a response from your MP by now.

Some are standard responses, supplied by their Political Parties Central Office and are bland speak for 'can't really be bothered with this, so am towing the party line'.

Please don't bin these. Respond to the email, as it will get a higher ranking than your original iparl letter as it comes directly from you. Put the MP under pressure to support you, tell them how it's going to affect you personally, how it will affect your business and the wider local economy. Tell them you want them to tell the Chancellor to rethink the abolition of FHL Allowances.

You could remind them that you have done nothing wrong, have followed HMRC guidance on which Tax regime to follow, and that it is not a loophole that is being closed, rather the Government has shifted the goal posts on long term let's.

If you received a positive response, in any way supportive, please send a copy to support@pascuk.co.uk so that we can log them for sending them more information about the impact.

Survey

We are now past 6,000 survey responses. The largest data survey by self-caterers ever. Thanks to all that have taken part and spread the word. The data that this will supply is critical to our next phase of lobbying and creating an Economic Impact Assessment report the Government on the impact of abolition.

Please if you have not, take part in this survey: <https://www.surveymonkey.com/r/5KMN6JY>

The Economic Impact Report

We are working on this and have a hard deadline of 9th April so that we can get it to all the usual suspects in advance of MPs returning from Recess.

Meetings

We have continued to have meetings with MPs and officials by zoom/teams this week, as we try and impress the importance of this policy not going into legislation, and that at the very least a Consultation must follow next. We have made a special effort in Wales contacting the Conservative MSs and MPs as the MPs have been towing the Central Government line. The MSs are not happy with that, as this is even more unwelcome in Wales with all the interventions operators there already face.

Letters

We have continued to send letters to key MPs when we see from owner responses that they are moving towards supporting us. We have also written again to all the key Ministers.

Support

We have a decent support group of MPs who are helping us with explaining options that the Govt may have on this, and what other actions we need to carry out in advance of the debate on the Finance Bill around 16/17 and 18 April.

Where are we?

The abolition is not in the Finance Bill. What we are trying to establish is what other means the Government may, or may, not employ to try and push this through.

What it says is the 'abolition could in theory be added to the current Finance (No.2) Bill at Committee or Report stage. However, this chapter of the HMT document also says explicitly these are proposals that are not intended to form part of the current Finance (No.2) Bill. The HMT statement about publishing draft legislation indicates a longer timeframe with a consultation on the draft legislation (that is the reason why legislation is published in draft) before it is included in another Bill in the future'.

On the surface this suggests that there will have to be a Consultation on Abolition for it to be included in the next Finance Bill. Will there even be another Finance Bill whilst this Government is in office? It is unlikely, but not 100% certain.

We have sent a detailed set of questions on this to key MPs to help clarify, including all our key supporters.

The general feedback from MPs is that this is getting in the 'too hard' department, or that they will consult, or that concessions, (this is normally around those that are restricted by planning, or a brightline test) may be offered.

On the plus side, many MPs that were fully supportive at the outset of Abolition are softening due to the barrage from constituents who not only wrote in via the iparl but are continuing dialogues with them about the personal impact this will have upon them.

We cannot say that it's done until it is done, so will continue to work on this one over the coming days and weeks.

Expert advice

We remain wary of trying to answer or advise owners on what to do, this is financial advice and just like legal and fire this needs to come from experts. Whilst owners are understandably keen to act quickly and agency Members keen to inform, we just really do not have that information yet.

The accountancy firms have no detail either, so we would caution any reader taking any premature action, until the impact would be understood. There is lots of hopelessly inaccurate information on social channels and blogs, right now no one knows anything, no detail has been released beyond the 'ambition' to abolish FHL, and abolition is not in the Finance Bill.

We have commissioned Francis Clark (FC) in Exeter (Partner John Endecott is well known to us and recognised as the FHL expert) to assist on this. We meet with them regularly and will be able to share details as to what is possible when more detail emerges from Treasury.

We are planning on having the work split into two parts.

1/ Lobbying guidance and tech know how.

2/ Sector support.

This will come in something like the following forms:

- Papers for Members on tax strategies. Pros and Cons
- FAQ's
- Webinars.
- Impacts on specific types of ownership under FHL, case studies nearly complete to send to FC in Exeter, thanks to Dan and Rick.

We will also be having update meetings regularly with them to make sure that we are lobbying from the right angles, and modifying the support for the sector in line with what is announced.

Any suggestions?

Please let us have any feedback on the above and any questions also suggestions as to further actions welcome.

STATUTORY REGISTRATION & PLANNING CHANGES ENGLAND UPDATE 2 APRIL

Each week we publish a summary of any updates as we have them on both Statutory Registration and the proposed Planning Changes.

There was a full update on progress with DCMS in last weeks Newsletter.

Rather than repeat, each week we will provide an update of that week only. You can refer to previous Newsletters here: <https://www.pascuk.co.uk/newsletters/general-newsletters/>

Both DCMS (the Govt Department that leads on Tourism) who lead on Registration, and DLUHC (the Govt Department that lead on planning) have both said that they expect the formal responses to last summer's Consultations into Registration and Planning to come out before the summer recess - so before 24 July this year.

It is likely that that is when we will know the full detail of what both interventions will contain. We will continue to have meetings with both departments and keep you abreast of any developments.

Updated comments on the Registration Scheme.

No further meetings with DCMS this week.

Updated comments on Planning Changes.

No further meetings with DLUHC this week.

Links to Government Announcements:

https://www.gov.uk/government/news/short-term-lets-rules-to-protect-communities-and-keep-homes-available?utm_medium=email&utm_campaign=govuk-notifications-topic&utm_source=abcf45c0-6cb1-41e0-8fb3-addcbdd3400c&utm_content=immediately

and from DCMS:

https://www.gov.uk/guidance/delivering-a-registration-scheme-for-short-term-lets?utm_medium=email&utm_campaign=govuk-notifications-topic&utm_source=57e40b2f-17ef-4143-b404-b80b0ae62c39&utm_content=immediately

Any questions to chair@pascuk.co.uk

1/ PASC UK MEMBERS WEBINAR WITH THE PASC UK BUYING CLUB

Date 1100 on Tuesday 16 April 2024

It's been a while since we had a dedicated PASC UK Buying Club meeting. Over 1200 of the 1750 Members have already joined and are getting the benefit of using this free service. In this webinar we will cover the following

- How the PASC UK Buying Club Works
- Key Benefits
- Fuel Discount Card
- Credit Card facility
- New Offers
- Q&A

Members Meetings are limited to 100 places, and are dealt with on a first come first served basis

To book you need to click on the link below to register and provide your business name please.

Register here: <https://us06web.zoom.us/meeting/register/tZYlfuuqrDMoG9F0aPFj0iJfMdfcMtXGz4XZ>

PASC UK ON THE ROAD AND IMPORTANT MEETINGS AHEAD

Over the coming weeks PASC UK will be present at the following events:

- 23rd April. Global Short Term Rental Summit, London
- 23rd April. Shortyz Awards, London
- 24th April. PASC UK Members Meeting – Worcester (details below)
- 15th May. Tourism Alliance Board, London
- 16th May. Business Breakfast, Devon County Show

IN PERSON PASC UK MEMBERS MEETINGS UPDATE 2 APRIL

We are preparing to roll out in person Members meetings across England and Wales after the success of the meetings in Northumberland, Devon, Cornwall and Wales. The next meeting is below and after that most likely Norfolk.

PASC UK Members Meeting in Worcester:

Date: Wednesday 24th April 2024

Time: 1400-1700

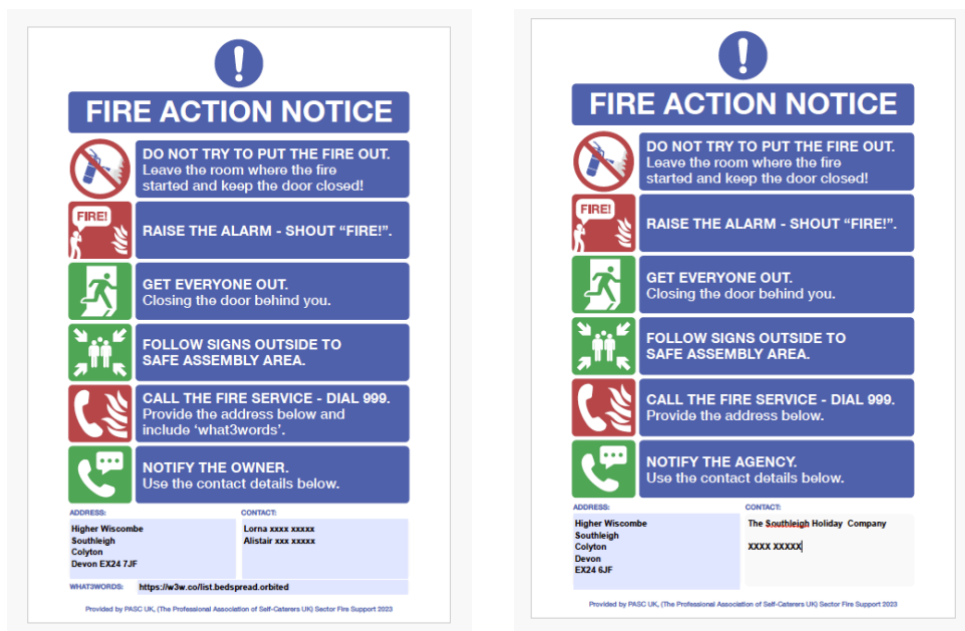
Venue: The Barn at Bennetts Willow Barn

Address: Manor Farm, Malvern Road, Lower Wick, Worcester. WRP 4BS

The Meeting is for PASC UK Members only and you can book a space here on Eventbrite:
<https://www.eventbrite.co.uk/e/pasc-uk-members-meeting-worcester-april-2024-tickets-856790582697?aff=oddtcreator>

We will be serving teas, coffees and shortbreads.

FIRE GUIDANCE WHERE TO FIND IT ALL?



They can be found here: https://www.pascuk.co.uk/fire_checks_and_safety/

There are short docs that summarize the current situation with Fire Regs in self-catering in England and Wales. They signpost you to all the regulations, the Government produces Guidance, the additional PASC UK papers and more.

They can be found here: https://www.pascuk.co.uk/fire_checks_and_safety/

If you are looking for information on why the regs are now law in England, and coming in Wales, or what a Responsible person is, please refer to recent Newsletters.

<https://www.pascuk.co.uk/newsletters/>

Main Home Office Papers

Home Office Guidance on Making your small paying guest accommodation safe from fire 2023

This paper covers small units, without open plan downstairs, not more than four bedrooms, sleeping no more than twelve in two storey buildings.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1147723/A_guide_to_making_your_small_paying-guest-accommodation_safe_from_fire.pdf

Fire Safety Risk Assessment Sleeping Accommodation

This paper goes some way to helping with larger properties, but is an old paper, published in 2006 and is currently being updated by the Home Office. Earliest date expected is around the end of the year.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/422192/9281_Sleeping_Accommodation_v2.pdf

Additional PASC UK Supporting Papers

To help owners navigate through this, and to supplement the Government Papers mentioned above, we have commissioned three initial papers from our Fire expert, Paul Bray, GFireE, Fire Safety Consultant.

The papers are number 1,2 and 3. They can be found here: <https://www.pascuk.co.uk/reports/> and also here: https://www.pascuk.co.uk/fire_checks_and_safety/

Paper One: The Regulatory Reform Fire Safety Order 2005

This is a background paper explaining the legal background of the Fire Regs and the Fire Regs.

Paper 2: Additional Notes to the Home Office Guidance on Making your small paying guest accommodation safe from fire 2023

This paper provides additional notes to use in conjunction with the Home Office Guidance on Making your small paying guest accommodation safe from fire paper.

Paper 3: Applying the Sleeping Risk Guide to existing holiday accommodation

This paper provides the first paper on providing additional information for larger properties.

Fire Checks at Changeover, Routine maintenance and Testing V1

This provides a guide to fire checks at changeover, and a testing regime.

How to find a Competent Fire Risk Assessor?

This provides the websites where you can find authorised fire experts.

Updated Fire Risk Assessment

Suitable for use with the 'Small' guide from the Home Office and Welsh Fire, with the addition of a 'Review Date' box.

Train as a Competent Fire Risk Assessor

Lots of request about how to become a Competent Fire Risk Assessor. This is probably only feasible and of interest to those with multiple properties or agencies.

Additional Fire Safety Notices (without What3Words)

We have produced some further Fire Safety Notices without a space at the bottom for What3Words. We really do recommend that you include creating a What3Words reference for your property as most emergency services all over the country use it.

What3 Words explained

What3Words is and how to use it.

FAQ's

We have published the first sets of FAQ's, the most asked fire questions. This will be regularly updated and when updates are made, they will also appear in the newsletter.

These can all be found at https://www.pascuk.co.uk/fire_checks_and_safety/

Members questions are welcome on any issues that they have with their Fire Risk Assessments, and we will answer as best we can. We are not ourselves fire safety experts and will do our best to try and offer solutions or signposts to solutions. We are afraid that we cannot answer non-Members questions on fire issues.

SUPPORT LOBBYING BY JOINING PASC UK

There is a huge amount of work and lobbying to do to help support you all in the self-catering sector. We don't ask very often, however, if we are to fight on so many fronts, we simply need more funds. There are thousands of you that have had the benefit of this newsletter and the lobbying done on behalf of the sector.

We are now asking that as many of you as possible join PASC UK. The fight is on so many fronts, and we get much better results when we engage proper legal advice and proper PR firms to assist with campaigns. Memberships to other organisations that provide common lobbying, information feeds and support also cost many thousands of pounds a year.

Membership fees are as follows: All per annum.

- Single cottage £80
- 2 – 4 Units £140
- 5 – 10 Units £220
- 11 + Units £320.

Members get telephone support and priority email support.

You can join here, simple form, takes 2 mins, and you'll get an invoice, payable by BACS or Credit Card. Just click on this link to go to the joining page: <https://www.pascuk.co.uk/join-pasc-uk/>

Wishing every one of you all the best.

Best regards

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